



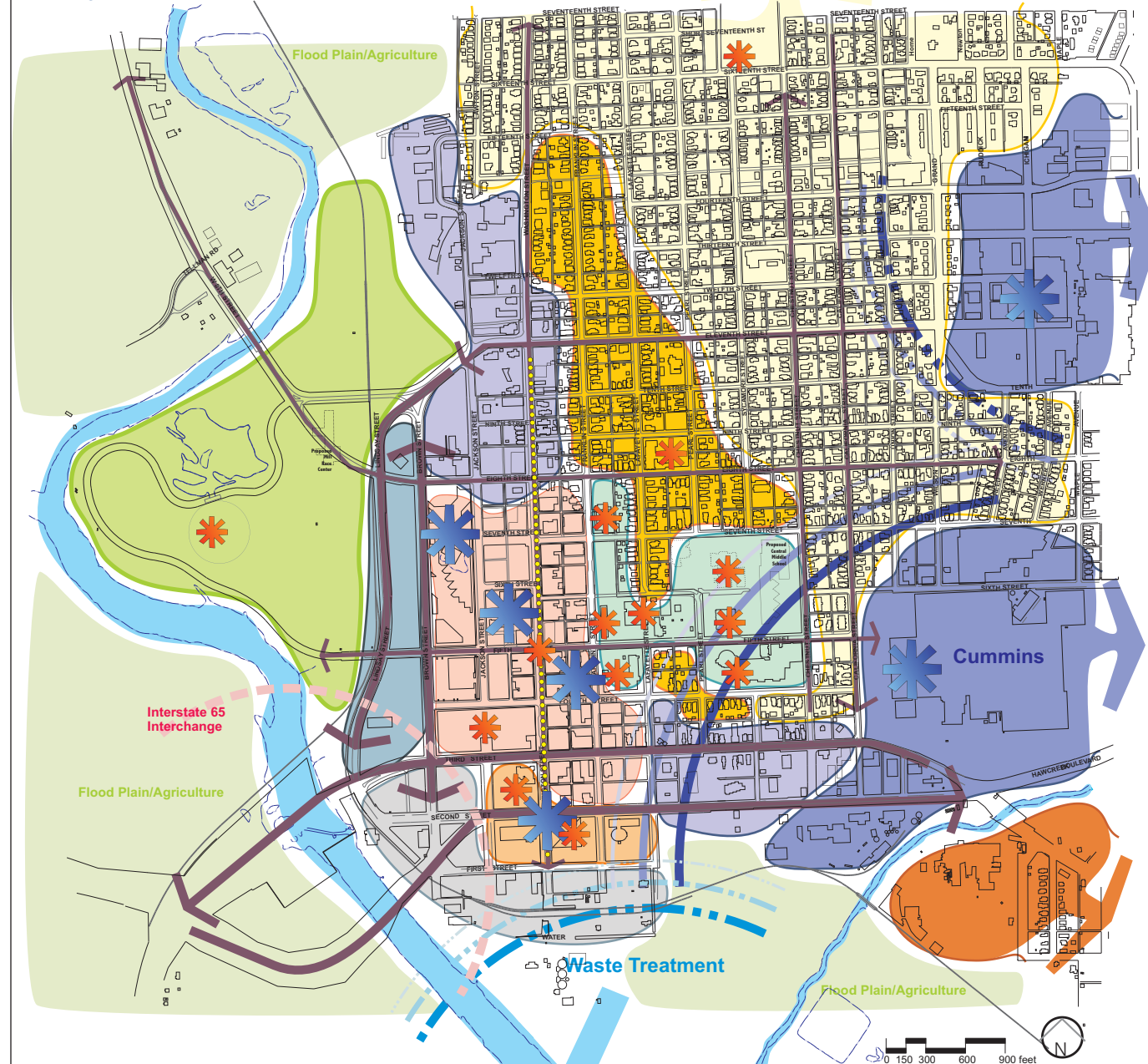
2. Taking Stock of the Community

- a. Existing Conditions
- b. Market Findings
- c. Public Process

Community Analysis

An important component of this planning process included conducting an inventory of the various elements that comprise downtown and the broader community's view. This section summarizes the findings of the analysis of the physical environment, community desires and market and economic conditions for Downtown Columbus.

Existing Conditions



Existing Conditions

Legend

- Distinctive Downtown Core Area**
Pedestrian-oriented mixed-use center
- Mixed-use Neighborhood/Commercial Transition Area**
Auto-oriented small-scale businesses & services linking downtown to neighborhoods & industrial areas
- Institutional Area**
Concentration of schools, churches & other public services
- Business/Industrial Area**
Manufacturing, distribution & light industrial
- Government Center**
Public offices, city/county administration, courthouse, jail
- East Columbus**
- Riverfront Open Space**
- Downtown Office/Mall Parking**
- Downtown Residential**
Primarily historic single-family residential
- Near Downtown Residential**
Working class single-family residential area
- Downtown Gateway/Transition Area**
Gateway into downtown, professional offices, redevelopment opportunities
- Study Area Boundaries
- Focus Area Boundaries
- ★ Major Employment Centers (100+)
- ★ Activity Generators/Points of Interest
- Gateways
- Pedestrian Oriented Corridor

A site analysis of Downtown Columbus and its environs was conducted to determine gateways, traffic circulation, activity generators, development opportunities, pedestrian corridors, neighborhood characteristics, major points of interest, parking inventory, and land uses. Findings from this analysis are represented in the series of maps on the subsequent pages. The *Existing Conditions* diagram represents a summary of the analysis as one diagram.

The *Existing Conditions* diagram (at left) offers a distillation of the site analysis findings into a single graphic. The diagram presents various shapes that represent a conglomeration of similar land uses. The graphic also demonstrates major employment centers (represented by blue stars) and activity generators or points of interest (represented by orange stars). The downtown core is centered around Washington Street – a traditional “Main Street” with a distinct historic character. The downtown core (shaded light pink in the diagram) is the pedestrian-oriented mixed-use center of the community. The downtown core is flanked by two mixed-use neighborhood commercial areas shaded light purple in the diagram. These areas provide automobile access to downtown from outside the immediate area and are comprised of small commuter and auto-oriented businesses and services. The area just east of the downtown core (shaded light green in the diagram) is principally comprised of institutional uses including the Bartholomew County Public Library, schools, churches and other public offerings.

The areas shaded in dark purple are mainly commercial in land use including manufacturing, distribution and light industrial. The area shaded in light orange, directly south of the downtown core, is principally public in use and comprised of city and county government offices, and the county courthouse and jail. The area shaded in green to the west of the downtown core is the community gathering space Mill Race Park. Mill Race Park offers open space for community events, active and passive recreation and interaction with the East Fork of the White River. The area shaded in light gray is the downtown gateway from the west. The area is presently comprised of transitional uses including empty lots, the city garage and vacant commercial property.

Residential uses are currently concentrated to the northeast of the downtown core and are predominantly single-family. The area shaded dark orange is comprised of large historic single-family residential structures while the area shaded light yellow is generally smaller working class single-family residential homes.





The Second Street suspension bridge (pictured above) and Bartholomew County Public Library (pictured below) are just two of 60 architecturally significant structures in Columbus. Of these 60 public and private buildings, 50 provide the most concentrated collection of contemporary architecture in the world. Columbus' program advocating for modern architecture began in 1942 with a series of events that started when the First Christian Church dedicated its new building. Designed by Eliel Saarinen, the building heralded the beginning of modern architecture in Columbus. Since then, many award-winning architects have designed buildings in Columbus including Richard Meier, I. M. Pei, Kevin Roche, and Robert Venturi.

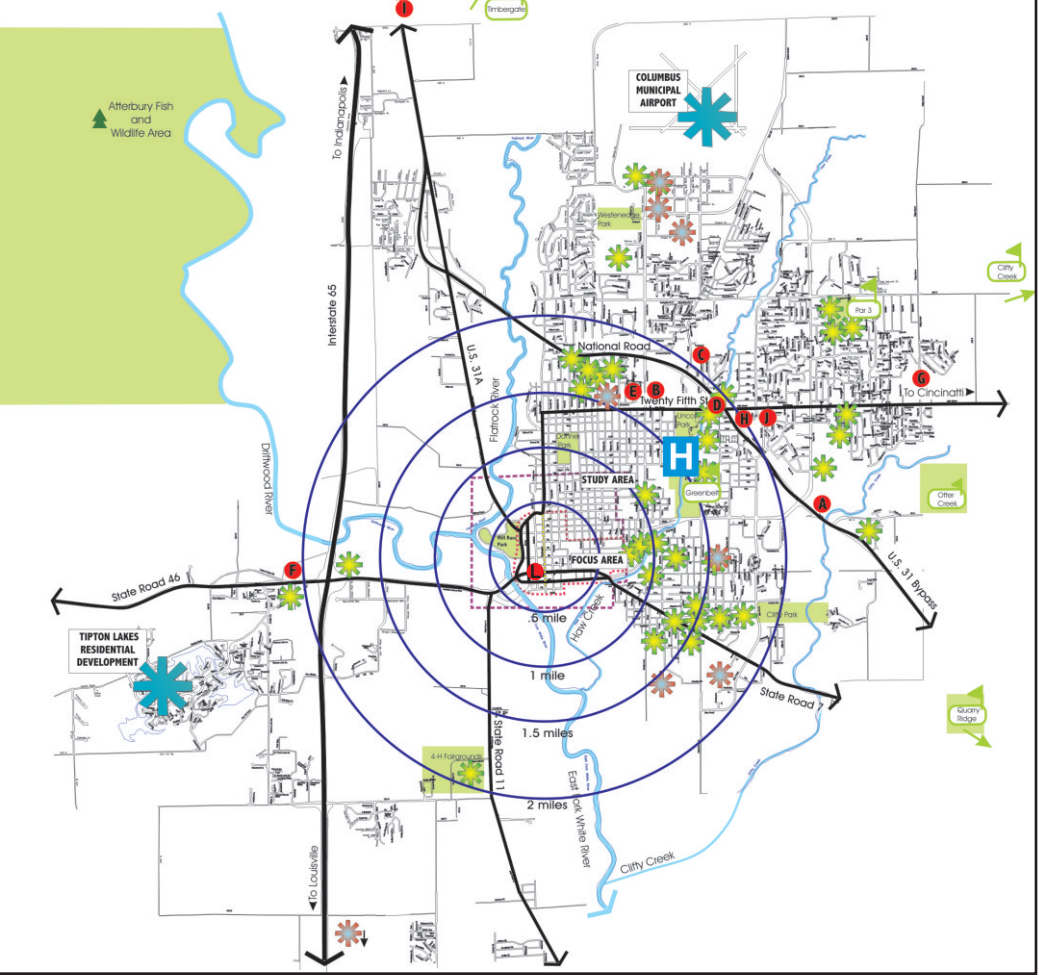


Fifth Street connects Mill Race Park to residential and institutional uses to the east and is linked by seven of Columbus' significant works of modern architecture.



Mill Race Park occupies 85 acres at the western edge of Downtown Columbus. It includes a 500-seat performance amphitheater capable of accommodating 5,000; a round lake; a boat house for paddle boat rentals; three picnic shelters; a large playground; a basketball court; a fishing pier; a park overlook and park tower; horseshoe pits; restrooms; connection of the existing People Trail with a one-half mile River Walk; and a wetland interpretive area.

Context Framework



Context Framework Legend

- Golf Courses/Country Clubs**
- Parks and Recreation**
- Columbus Regional Hospital**
- Shopping**
 - A** Clifty Crossing
 - B** Fair Oaks Mall
 - C** Northern Village Center
 - D** Eastbrook Plaza
 - E** 25th Street Shopping Center
 - F** West Hill Shopping Center
 - G** Holiday Center
 - H** Columbus Center
 - I** Edinburgh Premium Outlets
 - J** Clover Center
 - K** Columbus Crossing
 - L** Commons Mall

- Points of Interest**
- Significant Architectural Points**

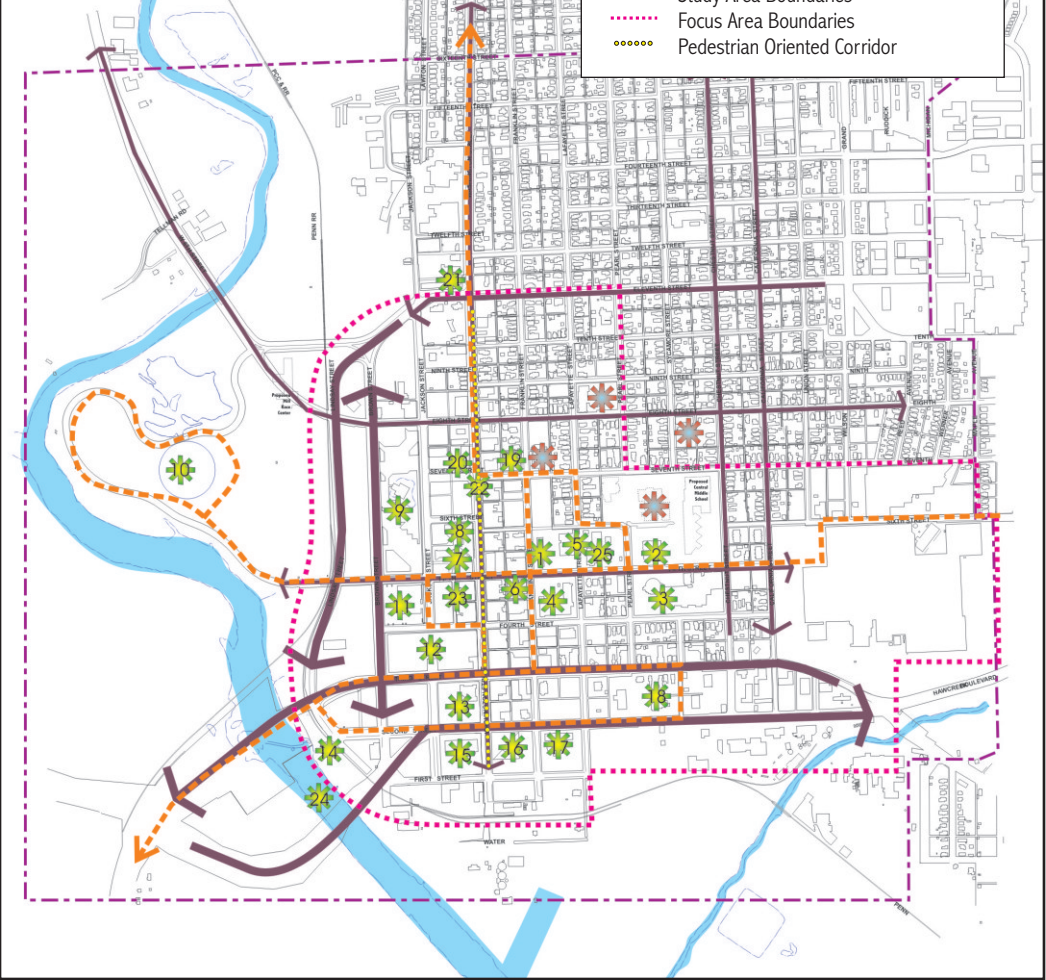


Target is one of many "big box" retail stores located on National Road (U.S. 31 Bypass) on the north side of Columbus that draws patrons from throughout Bartholomew and adjoining Counties.



Amid the famous architectural works, the Columbus Bar at the intersection of Fourth and Jackson Streets offers local residents and tourists with a place to gather.

Landmarks



Landmarks legend

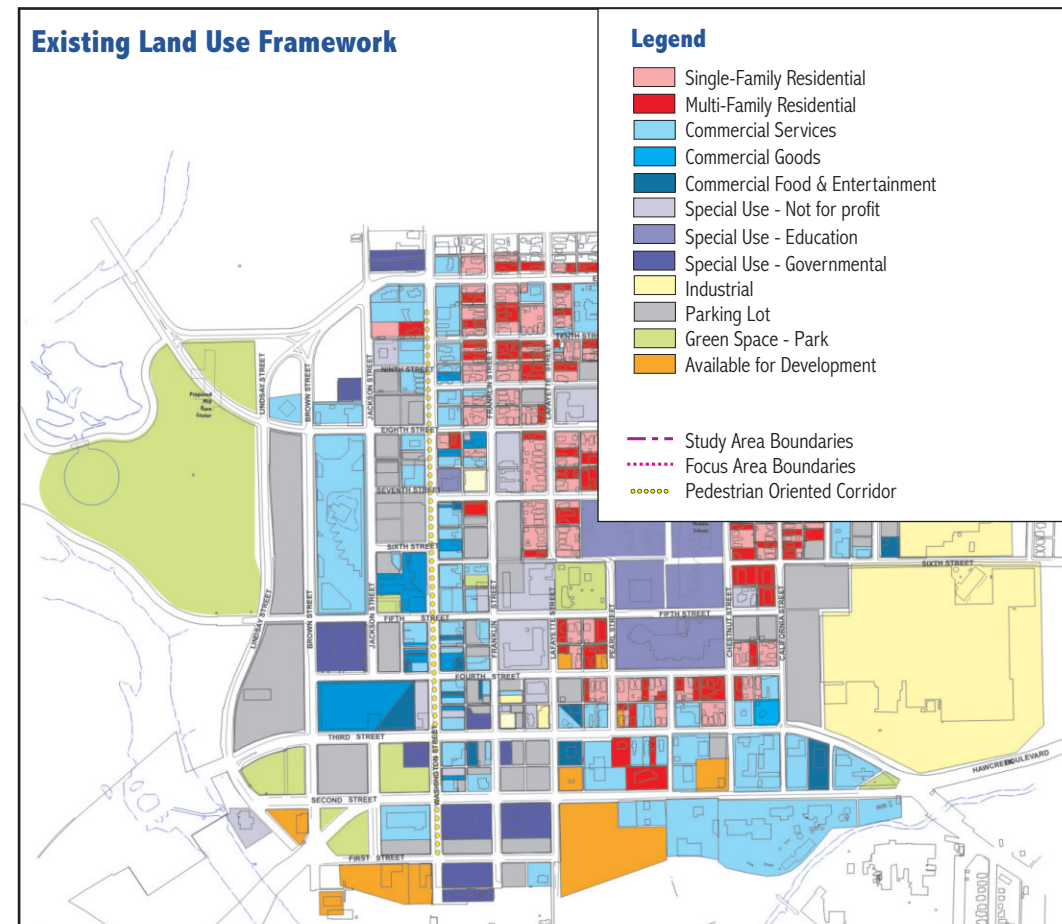
- Architectural Tour Route**
- Significant Architectural Point**
 - 1 Columbus Area Visitors Center
 - 2 Lincoln Elementary School
 - 3 St. Peter's Lutheran Church
 - 4 First Christian Church
 - 5 Cleo Rodgers Memorial Library
 - 6 Columbus Inn
 - 7 Irwin Union Bank and Trust
 - 8 Irwin Union Bank and Trust Arcade
 - 9 Cummins Inc. Corporate Office
 - 10 Mill Race Park
 - 11 Columbus Post Office
 - 12 The Commons
 - 13 Bartholomew County Courthouse
 - 14 The Senior Center
 - 15 The Republic
 - 16 City Hall
 - 17 Bartholomew County Jail
 - 18 Sycamore Place
 - 19 SBC Switching Station
 - 20 Breedon Inc., Realtors/Developers
 - 21 Fire Station Number 1
 - 22 Streetscape
 - 23 Friendship Way
 - 24 Second Street Bridge
 - 25 Irwin Home & Gardens
- Points of Interest**
 - Study Area Boundaries
 - Focus Area Boundaries
 - Pedestrian Oriented Corridor



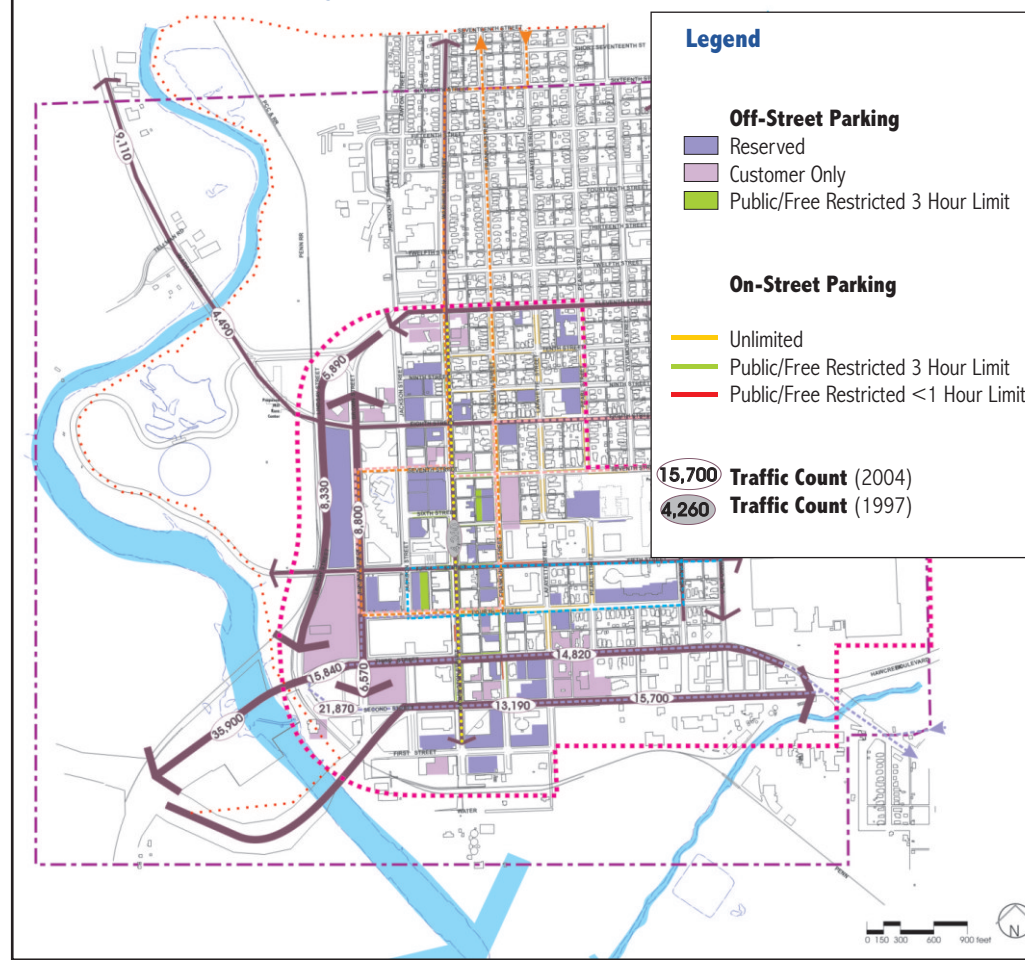
Site Analysis Key Findings

The site analysis key findings summarize the outcomes of the Downtown Columbus' physical analysis. Downtown Columbus' existing physical conditions is a significant factor influencing future investment. Findings from this study indicate that the market potential in Downtown Columbus is strong; however, physical conditions such as land use, transportation, infrastructure and character will factor into the downtown's ability to attract new development. The issues that most directly influence potential for redevelopment activity in downtown are summarized below. Several issues stem from lack of after-hours activity and lack of fully developed blocks while others are related to the way downtown is organized and the number of surface parking lots.

- Mostly small businesses and services at street-level in Downtown.**
The streets in Downtown Columbus were historically lined with animated shops and stores that added a vibrancy and activity to downtown. Today, these storefronts are primarily occupied by legal and banking services that are important to downtown's functionality but have a limited ability to animate the street particularly after-hours. Much care should be given to locate businesses and shops that create activity and after-hour attractions at the street-level.
- Few fully developed streets in downtown.**
Many blocks in downtown that were once developed are now paved for parking. Undeveloped blocks create gaps or "missing teeth" in the downtown streetscape and its ability to remain pedestrian friendly. Empty blocks should be a priority for new investment and development.
- Surface parking separates residential neighborhoods and parks from downtown.**
Parking in downtown is important for Downtown Columbus' functionality. However, large surface parking lots that separate downtown from surrounding neighborhoods and amenities, make downtown less attractive to walk to from nearby areas.



Transportation & Parking Framework



- Fifth Street is a significant architectural tourism corridor.**
Fifth Street connects the community to Mill Race Park and the neighborhoods to the east and functions as a major community "front door" for tourists.
- Second and Third Streets move traffic "past" downtown.**
The one-way streets, particularly Second and Third Streets, quickly and efficiently move traffic past Downtown Columbus. Travelers and visitors can easily miss downtown because it is not apparent, through signage and development cues, where downtown begins and ends.
- Limited residential units within the downtown.**
Like many small communities in the Midwest, Downtown Columbus housing is limited. The Columbus housing market is strongest to the north, west, and east of Columbus. Downtown housing is important to create a strong and vibrant "24-hour" downtown.
- Limited "after-hours" activity unless an event is programmed.**
Downtown Columbus is most active from 8 am - 5 pm. Most downtown stores and businesses close at or before 5 pm. Many of the activities and stores that remain open after 5 pm are located in the Commons Mall thus adding little animation and activity to the street.
- Side streets have a "fragile" level of activity.**
Most activity in Downtown Columbus is located along Washington Street and downtown offers limited pedestrian connections to surrounding neighborhoods. As a result, side streets are often devoid of activity even during normal business hours.



Mixed-use buildings on Washington Street are beginning to offer residential above with office or retail space at street-level. Many communities throughout the United States are realizing the importance of housing to downtown's success.



Coriden Law Office on Washington Street (shown above) is one of many businesses that benefits from free on-street parking in Downtown Columbus. Free on-street parking provides easy access to downtown and its businesses, however patrons and employees do find parking in some locations to be difficult during peak hours.



Legend

Underused Property

- 1 330,000 sq. Ft. / 7.5 Acres
SU-11 Special Use
- 2 33,500 sq. Ft. / .77 Acres
B-4 Highway Business
- 3 63,000 sq. Ft. / 1.5 Acres
B-2 Business
- 4 27,000 sq. Ft. / .6 Acres
B-3 Central Business
- 5 138,000 sq. Ft. / 3 Acres
B-2 Business
- 6 57,000 sq. Ft. / 1.3 Acres
B-3 Central Business
- 7 240,000 sq. Ft. / 5.5 Acres
B-3 Central Business
- 8 20,000 sq. Ft. / .5 Acres
B-3 Central Business
- 9 25,000 sq. Ft. / .6 Acres
B-3 Central Business
- 10 25,000 sq. Ft. / .6 Acres
R-6 Residential
- 11 95,000 sq. Ft. / 2 Acres
B-3 Central Business
- 12 27,000 sq. Ft. / .6 Acres
B-3 Central Business
- 13 50,000 sq. Ft. / 1.1 Acres
B-3 Central Business
- 14 43,000 sq. Ft. / 1 Acre
B-3 Central Business
- 15 27,000 sq. Ft. / .6 Acres
B-4 Highway Business
- 16 96,000 sq. Ft. / 2.2 Acres
B-3 Central Business
- 17 76,000 sq. Ft. / 1.7 Acres
B-3 Central Business
- 18 48,500 sq. Ft. / 1.1 Acres
B-3 Central Business
- 19 52,000 sq. Ft. / 1.2 Acres
B-3 Central Business
- 20 12,000 sq. Ft. / .3 Acres
B-3 Central Business
- 21 12,000 sq. Ft. / .3 Acres
B-3 Central Business

Vacant Property

- 22 45,000 sq. Ft. / 1 Acre
B-4 Highway Business
- 23 125,000 sq. Ft. / 2.8 Acres
B-2 Community Business
- 24 95,000 sq. Ft. / 2.2 Acres
B-4 Highway Business (west 1/2)
B-3 Central Business (east 1/2)
- 25 25,000 sq. Ft. / .58 Acres
B-3 Central Business
- 26 250,000 sq. Ft. / 5.7 Acres
B-5 General Business

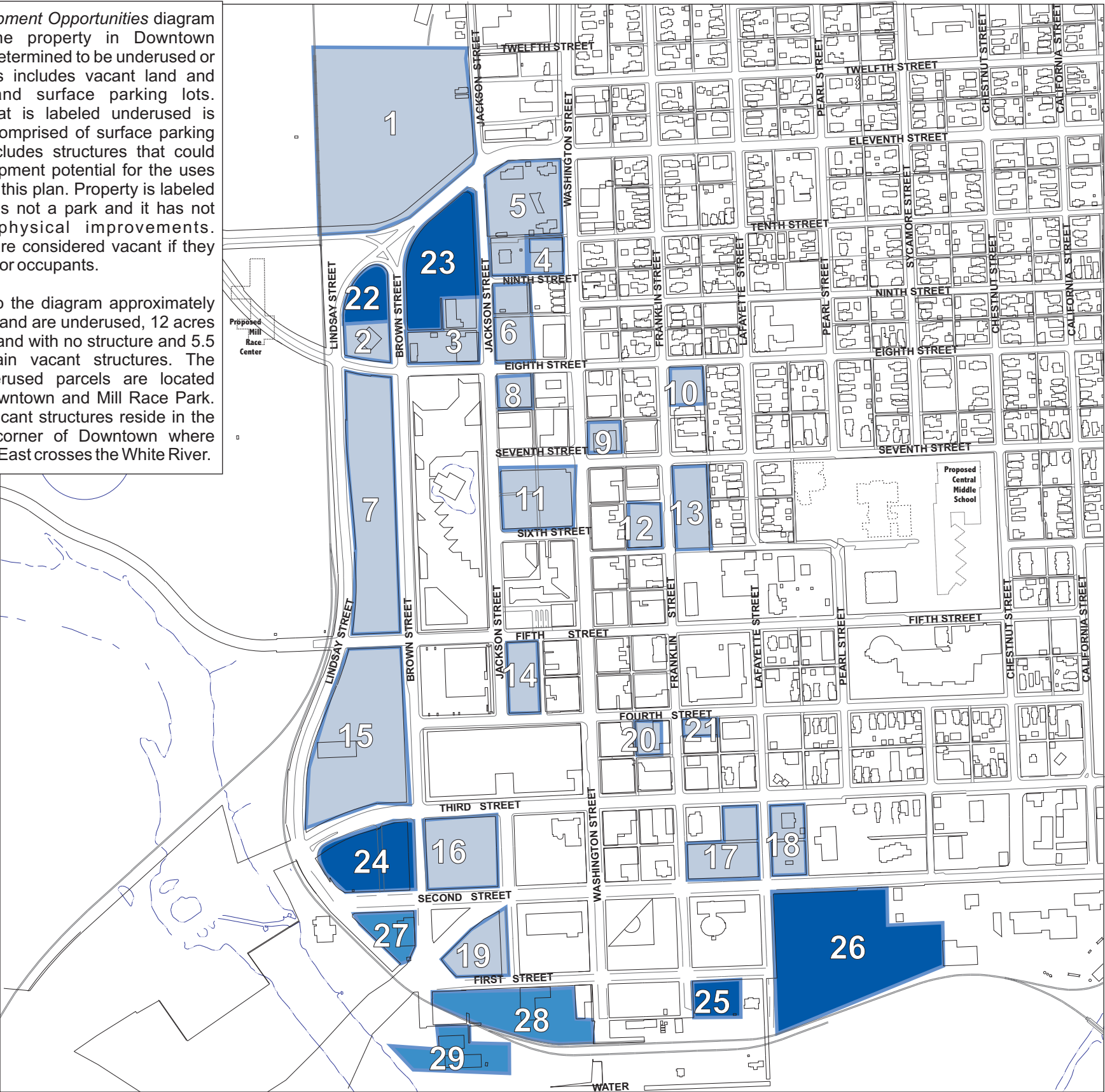
Vacant Structure

- 27 28,000 sq. Ft. / .66 Acres
B-4 Highway Business
- 28 127,000 sq. Ft. / 2.9 Acres
B-3 Central Business
- 29 90,000 sq. Ft. / 2 Acres
I-2 Medium Industrial

Development Opportunities

The Development Opportunities diagram presents the property in Downtown Columbus determined to be underused or vacant. This includes vacant land and buildings and surface parking lots. Property that is labeled underused is principally comprised of surface parking but also includes structures that could offer development potential for the uses proposed in this plan. Property is labeled vacant if it is not a park and it has not received physical improvements. Structures are considered vacant if they have no use or occupants.

According to the diagram approximately 34 acres of land are underused, 12 acres are vacant land with no structure and 5.5 acres contain vacant structures. The larger underused parcels are located between downtown and Mill Race Park. All of the vacant structures reside in the southwest corner of Downtown where Highway 46 East crosses the White River.



Source: 2005 City of Columbus Downtown Development Potential & Property Inventory
Columbus/Bartholomew Planning Department
Source: Development Concepts, Inc.

